

099.0

0008

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
665,900 / 665,900  
665,900 / 665,900  
665,900 / 665,900

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		YERXA RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DE SOUSA ROBERT M -ETAL	
Owner 2: DE SOUSA KATHRYN T	
Owner 3:	
Street 1: 65 YERXA ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Wood Shingle Exterior and 1651 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number

ACTIVITY INFORMATION	
Date	Result
11/20/2018	MEAS&NOTICE
12/16/2008	Meas/Inspect
11/19/1999	Inspected
11/9/1999	Mailer Sent
10/19/1999	Measured
7/29/1991	JK

Sign:	VERIFICATION OF VISIT NOT DATA
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LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6599	Sq. Ft.	Site	0	70.	0.94	5							432,579	432,600

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6599.000	233,300		432,600	665,900		64815
							GIS Ref
							GIS Ref
							Insp Date
							11/20/18



Patriot Properties Inc.

!8058!

## USER DEFINED

Prior Id # 1:	64815
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	06:39:38
PRINT	
LAST REV	
Date	Time
05/07/19	15:24:00
apro	
8058	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																											
Type: 5	- Cape			Full Bath: 2	Rating: Average																																		
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:																																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																																		
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																																		
Frame: 1	- Wood			1/2 Bath: 1	Rating:																																		
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:																																		
Sec Wall: 1				OthrFix: 1	Rating: Average																																		
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid   Desc: Line 1   # Units 1																															
Color: WHITE				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																			
View / Desir:				Fpl: 1	Rating: Average			Other																															
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:			Upper																															
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Lvl 2																															
Year Blt: 1959	Eff Yr Blt:							Lvl 1																															
Alt LUC:	Alt %:							Lower																															
Jurisdct:	Fact: .							Totals	RMs: 7	BRs: 3	Baths: 2	HB																											
Const Mod:								<b>REMODELING</b>				<b>RES BREAKDOWN</b>																											
Lump Sum Adj:								Exterior:	No Unit	RMS	BRS	FL																											
<b>INTERIOR INFORMATION</b>				Functional:				Interior:	1	7	3																												
Avg Ht/FL: STD				Economic:				Additions:																															
Prim Int Wal 1	- Drywall			Special:				Kitchen:																															
Sec Int Wall: 1				Override:				Baths:																															
Partition: T	- Typical							Plumbing:																															
Prim Floors: 3	- Hardwood							Electric:																															
Sec Floors: 1								Heating:																															
Bsmnt Flr: 4	- Carpet							General:																															
Subfloor:								<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																											
Bsmnt Gar: 1								Basic \$ / SQ: 110.00	Rate	Parcel ID	Typ	Date	Sale Price																										
Electric: 3	- Typical							Size Adj.: 1.35000002																															
Insulation: 2	- Typical							Const Adj.: 1.00999999																															
Int vs Ext: S								Adj \$ / SQ: 149.985																															
Heat Fuel: 2	- Gas							Other Features: 88000																															
Heat Type: 1	- Forced H/Air							Grade Factor: 1.00																															
# Heat Sys:								NBHD Inf: 1.00000000																															
% Heated: 100	% AC: 100							NBHD Mod: 1.00																															
Solar HW: NO	Central Vac: NO							LUC Factor: 1.00																															
% Com Wal	% Sprinkled							Adj Total: 338055																															
								Depreciation: 104797																															
								Depreciated Total: 233258																															
								WtAv\$/SQ: 110.00																															
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